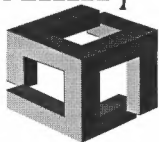


# Amity Village



## I & II

## Guide To Relocation Benefits

Relocation Office  
668 South 20th Street  
Corner of 18th Avenue

Walk In or  
Call 201-374-1017  
for an appointment





Jane M. Kenny  
Chairman

Timothy J. Touhey  
Executive Director

August 18, 1997

Dear Amity Village Resident:

This is a guide to benefits available for families living in Amity Village I & II who must begin making plans to relocate.

If your home is on the list of properties marked for demolition in the back of this guide, your family will be required to move by November 30, 1997. You are entitled to benefits to help with your move. **If your property is not scheduled to be demolished, you can not receive benefits** (see list in back of book).

This guide will give you information on how to apply for and receive your benefits. In addition, Ms. Ernestine Lea and Mr. Uriel Burwell will be available in the Relocation Office to help answer your questions and guide you through the process. The Relocation Office is located at 668 South 20th Street at the corner of 18th Avenue. The telephone number is 201-374-1017.

We want your family to live in decent, safe housing and we want to help make this transition as easy as possible.

Sincerely,

Timothy J. Touhey



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You do not have to relocate unless your property is listed in the back of this brochure under - Properties To Be Demolished. If your property is not listed you do not qualify for relocation benefits and do not need this brochure.

### Basic Steps To Qualify for Relocation Benefits

If your property will be demolished (see chart at end of brochure) you will receive a written notice from the New Jersey Housing and Mortgage Finance Agency (HMFA). Notices will be mailed by the end of August. When you receive a notice, please begin taking the following steps to qualify for benefits and assistance in relocating.

Step 1: Determine if you are an authorized tenant.

- *Authorized tenants are heads of households who have a current written lease agreement with State Realty, and who live at one of the properties listed in the back of this brochure.*

Step 2: Determine the type of rent you currently pay in order to identify your relocation benefit package.

- If you pay Basic Rent and receive no subsidies you are eligible for Benefit Package A.
- If you receive a Rental Assistance Payment (RAP) subsidy, you are eligible for Benefit Package B.
- If you have a tenant-based Section-8 certificate from the City, County or the New Jersey Department of Community Affairs(DCA), you are eligible for Benefit Package C.
- If you pay market rent, you are eligible for Benefit Package D.



## Benefit Packages

Benefits



	<b>BENEFITS A</b> for Tenants paying <b>Basic Rent</b> and no subsidy	<b>BENEFITS B</b> for Tenants who receive <b>RAP</b> subsidy.	<b>BENEFITS C</b> for Tenants holding Tenant-based Section-8 certificates	<b>BENEFITS D</b> for Tenants paying <b>Market Rent</b>
Moving Expense Allowance	\$500	\$500	\$500	\$500
Rental Certificates (Section 8 or HOME)- Tenant-based subsidy from New Jersey Department of Community Affairs (DCA).	The New Jersey Department of Community Affairs (DCA) will send you a letter, and the Relocation Office will help you set up an appointment with DCA, or apply for a rental certificate.	The New Jersey Department of Community Affairs (DCA) will send you a letter, and the Relocation Office will help you set up an appointment with DCA, or apply for a rental certificate.	Not Eligible	The New Jersey Department of Community Affairs (DCA) will send you a letter, and the Relocation Office will help you set up an appointment with DCA, or apply for a rental certificate.

OR

OR

OR

Cash Assistance  ( See Page # 7 for more information)	If New Jersey DCA determines that you are not eligible for a Rental Certificate, you are eligible for a one-time Cash Assistance Payment of up to \$4,000.	If New Jersey DCA determines that you are not eligible for a Rental Certificate, you are eligible for a one-time Cash Assistance Payment of up to \$4,000.	Not Eligible	If New Jersey DCA determines that you are not eligible for a Rental Certificate, you are eligible for a one-time Cash Assistance Payment of up to \$4,000.
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All Residents will receive the following information:

Access to lists of available housing in Newark and surrounding area	YES	YES	YES	YES
Access to Home Buying Information	YES (See Page 6)	YES (See Page 6)	YES (See Page 6)	YES (See Page 6)



Step 3: Register with the Relocation Office.

- *To guarantee all your benefits and relocation assistance you must register at the relocation office. The Relocation Office will open on August 19. YOU MUST REGISTER FOR BENEFITS BY OCTOBER 1, 1997.*
- Please bring the following:
  1. Personal Identification. Acceptable identification includes a social security card and/or driver's license AND
  2. Income Verification  
Acceptable income verification includes 1996 complete federal income tax return and/or AFDC benefits letter and/or SSI/SSD benefits letter and/or copies of your last two paystubs. All income documents must have your name and current address on them.

• **Amity Village Relocation Office and Staff:**

**Ms. Ernestine Lea**

**Mr. Uriel Burwell**

**668 South 20th Street (Corner of 18<sup>th</sup> Avenues)**

**Hours:**

<b>Monday</b>	<b>9:00 am - 7:30 pm</b>
<b>Tuesday</b>	<b>9:00 am - 7:30 pm</b>
<b>Wednesday</b>	<b>9:00 am - 7:30 pm</b>
<b>Thursday</b>	<b>9:00 am - 7:30 pm</b>
<b>Friday</b>	<b>9:00 am - 5:00 pm</b>
<b>Saturday:</b>	<b>10:00 am - 2:00 pm</b>
<b>Sunday</b>	<b>CLOSED</b>

**Phone: 201-374-1017**



Step 4: Actively search for a new home or apartment.

- To qualify for benefits, do not move before you have registered at the Relocation Office.
- Tenants who do not receive a relocation letter from New Jersey HMFA do not qualify for benefits.
- Tenants must continue to pay rent until they move.
- If your benefit package includes a Rental Certificate you will receive written instructions from the New Jersey Department of Community Affairs (DCA).



### Information About Rental Certificates

Tenants who are eligible to apply for Rental Certificates (Section 8, HOME) include:

- Tenants who now pay Basic Rent.
- Tenants who now receive Rental Assistance Payment (RAP) subsidy.
- Some tenants now paying market rent.

### Information About Cash Assistance

Tenants who are eligible for Cash Assistance include:

- Tenants who applied for a Rental Certificate (Section 8, HOME), but were determined to be ineligible to receive a Rental Certificate by New Jersey Department of Community Affairs.

The Cash Assistance is a one-time payment not to exceed \$4,000 to assist tenants to either rent a decent and affordable apartment, or to put toward a downpayment to purchase a home.

**If you want to use Cash Assistance to assist with your rent,** this one time payment is equal to the lesser amount of either:

- the 3-year difference between the current rent and the new rent for comparable replacement unit **OR**
- the 3-year difference between the current rent and HUD's "fair market rent" for comparable replacement unit.

**If you want Cash Assistance to use toward purchasing a home, see page 8.**





## Information About Home Ownership Benefits

If you are considering the purchase of a home you can also receive downpayment assistance benefits.

A tenant choosing to purchase a home will receive either Option A or Option B.

Home Buyer Option A (Basic Grant)	\$2,000 down payment or closing cost grant applied directly to the purchase contract.
Home Buyer Option B (Matching Grant)	\$2,000 down payment or closing cost grant, plus a dollar for tenant dollar matching grant of up to \$2,000. Tenant matching funds can be gifted. Maximum HMFA grant is \$4,000 per tenant household.

## Example of Home Buyer Option B:

Basic Grant:	\$ 2,000
Tenant down payment	500
HMFA Matching grant	<u>500</u>
TOTAL Downpayment:	\$ 3,000

The maximum grant from HMFA is \$4,000. A tenant must match every dollar over the initial \$2,000 of the grant. All money must be clearly listed on the settlement sheet and the home must be a comparable replacement unit.

The Relocation Office is available to answer any questions about home ownership and home ownership benefits.

You will be notified about a Home Buyer Fair to be presented locally in early September.



## Fair Market Rents Effective October 1, 1996

This chart is subject to revision on October 1, 1997.

County	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Essex County	\$ 524	\$ 669	\$ 806	\$ 1,015	\$ 1,283	\$ 1,475
Bergen County	\$ 619	\$ 754	\$ 885	\$ 1,179	\$ 1,454	\$ 1,672
Burlington County	\$ 453	\$ 558	\$ 689	\$ 862	\$ 1,080	\$ 1,242
Hudson County	\$ 566	\$ 668	\$ 778	\$ 988	\$ 1,088	
Hunterdon County	\$ 660	\$ 723	\$ 903	\$ 1,227	\$ 1,416	
Mercer County	\$ 449	\$ 626	\$ 762	\$ 1,032	\$ 1,246	
Middlesex County	\$ 660	\$ 723	\$ 903	\$ 1,227	\$ 1,416	
Monmouth County	\$ 544	\$ 652	\$ 827	\$ 1,099	\$ 1,289	
Morris County	\$ 524	\$ 669	\$ 806	\$ 1,015	\$ 1,283	\$ 1,475
Ocean County	\$ 544	\$ 652	\$ 827	\$ 1,099	\$ 1,289	
Somerset County	\$ 660	\$ 723	\$ 903	\$ 1,227	\$ 1,416	
Sussex County	\$ 524	\$ 669	\$ 806	\$ 1,015	\$ 1,283	\$ 1,475
Union County	\$ 524	\$ 669	\$ 806	\$ 1,015	\$ 1,283	\$ 1,475
Warren County	\$ 524	\$ 669	\$ 806	\$ 1,015	\$ 1,283	\$ 1,475

Source: U.S. Department of Housing and Urban Development (HUD)



## Amity Village Properties To Be Demolished

625 18th Avenue	627 18th Avenue
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85 19th Avenue	88 19th Avenue	94 19th Avenue
96 19th Avenue	98 19th Avenue	100 19th Avenue

599 South 17th Street
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576 South 18th Street	578 South 18th Street	580 South 18th Street
582 South 18th Street	646 South 18th Street	652 South 18th Street
660 South 18th Street	728 South 18th Street	730 South 18th Street
732 South 18th Street		

552 South 19th Street	685 South 19th Street	687 South 19th Street
689 South 19th Street	691 South 19th Street	693 South 19th Street
695 South 19th Street	697 South 19th Street	720 South 19th Street
726 South 19th Street	728 South 19th Street	732 South 19th Street
740 South 19th Street	746 South 19th Street	748 South 19th Street
750 South 19th Street	756 South 19th Street	

668 South 20th Street	680 South 20th Street	682 South 20th Street
683 South 20th Street	685 South 20th Street	686 South 20th Street
692 South 20th Street	694 South 20th Street	700 South 20th Street
701 South 20th Street	736 South 20th Street	738 South 20th Street
624 South 20th Street	756 South 20th Street	